

**Subject:** Re: Monthly Parking Rates  
**From:** Ellen Riotto <ellen@southpark.la>  
**Date:** 06/15/2018 08:23 AM  
**To:** Robert Buente <bbuente@1010dev.org>

Let's do in-person.

Ellen Riotto  
Executive Director  
South Park BID  
1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-data-detectors://0/1>  
o. 213-663-1112 <tel:213-663-1112>  
24/7 <x-apple-data-detectors://1> : 866-560-9346 <tel:866-560-9346>  
Sent from my iPhone

On Jun 15, 2018, at 8:21 AM, Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)> wrote:

What is your preference? I can do either

Robert Buente  
President/CEO  
1010 Development Corporation

On Jun 15, 2018, at 7:52 AM, Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)> wrote:

Bob are you available for an in-person or just a call?

Ellen Riotto  
Executive Director  
South Park BID  
1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-  
data-detectors://0/1>  
o. 213-663-1112 <tel:213-663-1112>  
24/7 <x-apple-data-detectors://1> : 866-560-9346 <tel:866-560-9346>  
Sent from my iPhone

On Jun 14, 2018, at 8:51 PM, "[tcollins@classicparking.com](mailto:tcollins@classicparking.com)" <[tcollins@classicparking.com](mailto:tcollins@classicparking.com)> wrote:

Hi Ellen,

I am available tomorrow at 3pm and Lito is available only by phone until 3:30pm if you're able to conference him in.

Re: Monthly Parking Rates

Lito will also be available all day Tuesday 6/19 by phone until 3:30pm and is hoping to have the meeting earlier than 3pm.

Please let me know.

Thank you.

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Wednesday, June 13, 2018 4:06 PM  
To: [tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>>  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la) <<mailto:lulu@southpark.la>>  
>; 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com) <<mailto:lito@classicparking.com>> >; 'Robert Buente' <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >; 'Angelito Dimazana' <[taynay20245@verizon.net](mailto:taynay20245@verizon.net) <<mailto:taynay20245@verizon.net>> >  
Subject: Re: Monthly Parking Rates

Hi Tiffany,

How does Friday 3-4pm work for you?

Thanks,

Ellen

From: "[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>> " <[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>> >  
Date: Friday, June 8, 2018 at 5:23 PM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la) <<mailto:lulu@southpark.la>>  
>, 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com) <<mailto:lito@classicparking.com>> >, 'Robert Buente' <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >, 'Angelito Dimazana' <[taynay20245@verizon.net](mailto:taynay20245@verizon.net) <<mailto:taynay20245@verizon.net>> >  
Subject: RE: Monthly Parking Rates

Hi Ellen,

Re: Monthly Parking Rates

Classic Parking still intends to receive payment for all months parked. May we meet about this on Monday, or when is the best day/time?

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Wednesday, May 30, 2018 2:56 PM  
To: Angelito Dimazana <[taynay20245@verizon.net](mailto:taynay20245@verizon.net)> >; [tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:taynay20245@verizon.net>> >; [tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>>  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la) <<mailto:lulu@southpark.la>>  
>; 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com) <<mailto:lito@classicparking.com>> >; 'Juana  
Ocampo' <[juana@classicparking.com](mailto:juana@classicparking.com) <<mailto:juana@classicparking.com>> >; 'Robert Buente'  
<[bbuente@l010dev.org](mailto:bbuente@l010dev.org) <<mailto:bbuente@l010dev.org>> >  
Subject: Re: Monthly Parking Rates

Thanks for sharing, Lito.

The BID is not responsible for invoices that were never delivered, and we cannot back-pay \$23k. We are a non-profit organization that operates on annual budgets and we just went through our renewal with the City which means we started this year with new operations, bank accounts, etc.

That said, we can pay 6 months of parking for 5 vehicles, and will honor complete invoices from this moment forward.

Please provide adjusted invoices at your earliest convenience.

Best,

Ellen

Ellen Riotto

Executive Director

<image001.png>

South Park Business Improvement District

1100 S Flower St, Suite #3400, Los Angeles, CA 90015

[ellen@southpark.la](mailto:ellen@southpark.la) <mailto:ellen@southpark.la> | o. 213 663 1112

southpark.la <http://www.southpark.la/> | Facebook <http://fb.com/SouthParkLosAngeles> | Twitter <https://twitter.com/southparkla> | Instagram <https://www.instagram.com/southparkla/>

24/7 DISPATCH: 866-560-9346

From: Angelito Dimazana <[taynay20245@verizon.net](mailto:taynay20245@verizon.net)>  
<<mailto:taynay20245@verizon.net>> >  
Date: Wednesday, May 30, 2018 at 12:04 PM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)> <<mailto:ellen@southpark.la>>  
>, "tcollins@classicparking.com" <[tcollins@classicparking.com](mailto:tcollins@classicparking.com)> <<mailto:tcollins@classicparking.com>> >  
<[tcollins@classicparking.com](mailto:tcollins@classicparking.com)> >  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la)> <<mailto:lulu@southpark.la>>  
>, 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com)> <<mailto:lito@classicparking.com>> >, 'Juana Ocampo' <[juana@classicparking.com](mailto:juana@classicparking.com)> <<mailto:juana@classicparking.com>> >, 'Robert Buente' <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)> <<mailto:bbuente@1010dev.org>> >  
Subject: RE: Monthly Parking Rates

Here are invoices.

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Wednesday, May 30, 2018 11:43 AM  
To: [tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>>  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la)> <<mailto:lulu@southpark.la>>  
>; 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com)> <<mailto:lito@classicparking.com>> >; 'Juana Ocampo' <[juana@classicparking.com](mailto:juana@classicparking.com)> <<mailto:juana@classicparking.com>> >; Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)> <<mailto:bbuente@1010dev.org>> >  
Subject: Re: Monthly Parking Rates

Got it.

You mentioned that Lito has prepared 2 invoices, one for previous months parked and one for May and June 2018. Can you please send those over so we can take a look?

From: "tcollins@classicparking.com" <[tcollins@classicparking.com](mailto:tcollins@classicparking.com)> <<mailto:tcollins@classicparking.com>>  
<<mailto:tcollins@classicparking.com>> >  
Date: Wednesday, May 30, 2018 at 11:27 AM

Re: Monthly Parking Rates

To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la) <<mailto:lulu@southpark.la>>  
>, 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com) <<mailto:lito@classicparking.com>> >, 'Juana  
Ocampo' <[juana@classicparking.com](mailto:juana@classicparking.com) <<mailto:juana@classicparking.com>> >  
Subject: RE: Monthly Parking Rates

Hi Ellen,

So the attached invoice is also for validations.

The monthly parking had not been invoiced previously, so we bundled the previous months, and also May and June 2018.

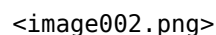
From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Wednesday, May 30, 2018 10:49 AM  
To: [tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>>  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la) <<mailto:lulu@southpark.la>>  
>, 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com) <<mailto:lito@classicparking.com>> >  
Subject: Re: Monthly Parking Rates

Hi Tiffany,

I had a chance to discuss this with my accountant and Board Treasurer. Looking back through our records, we received our first invoice from Classic on 7/31/16 (attached) which included charges from 4/18/16 through July 2016. From then on, we've received monthly invoices, but only for validated tickets. We've never received any invoices for the monthly spaces – can you please confirm where these invoices were being sent? Can you also please provide copies of all the invoices?

Thanks,

Ellen

Ellen Riotto  
Executive Director  


South Park Business Improvement District

1100 S Flower St, Suite #3400, Los Angeles, CA 90015

[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> | o. 213 663 1112

southpark.la <<http://www.southpark.la/>> | Facebook <<http://fb.com/SouthParkLosAngeles>> | Twitter <<https://twitter.com/southparkla>> | Instagram <<https://www.instagram.com/southparkla/>>

24/7 DISPATCH: 866-560-9346

From: "[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>>" <[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>> >  
Date: Thursday, May 24, 2018 at 5:29 PM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la) <<mailto:lulu@southpark.la>>  
>, 'Lito Dimazana' <[lito@classicparking.com](mailto:lito@classicparking.com) <<mailto:lito@classicparking.com>> >  
Subject: RE: Monthly Parking Rates

Ok Ellen, understood.

I hope the treasurer will be available early next week, as we are  
approaching June.

Lito has prepared 2 invoices, 1 for previous months parked and 1  
for May and June 2018.

Thank you,

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Thursday, May 24, 2018 3:44 PM  
To: [tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>>  
Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la) <<mailto:lulu@southpark.la>>  
>; Lito Dimazana <[lito@classicparking.com](mailto:lito@classicparking.com) <<mailto:lito@classicparking.com>> >  
Subject: Re: Monthly Parking Rates

Hi Tiffany,

My board treasurer is on vacation and I won't have a chance to talk with him about this until next week. I do apologize for the delay.

Ellen Riotto

Executive Director

South Park BID

1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-data-detectors://0/1>

o. 213-663-1112 <tel:213-663-1112>

24/7 <x-apple-data-detectors://1> : 866-560-9346  
<tel:866-560-9346>

Sent from my iPhone

On May 23, 2018, at 7:20 PM, "[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>> " <[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>> > wrote:

Hi Ellen,

Any updates on this?

Best,

Tiffany Collins

Classic Parking, Inc.

1111 Hope Street, L.A., CA 90015

(213) 748-1459

From: Ellen Riotto [<mailto:ellen@southpark.la>]

Re: Monthly Parking Rates

Sent: Friday, May 18, 2018 7:54 AM

To: [tcollins@classicparking.com](mailto:tcollins@classicparking.com)

[<mailto:tcollins@classicparking.com>](mailto:tcollins@classicparking.com)

Cc: Lulu Woldemariam <[lulu@southpark.la](mailto:lulu@southpark.la)

[<mailto:lulu@southpark.la>](mailto:lulu@southpark.la) >; Lito Dimazana <[lito@classicparking.com](mailto:lito@classicparking.com)

[<mailto:lito@classicparking.com>](mailto:lito@classicparking.com) >

Subject: Re: Monthly Parking Rates

Thanks for this info, Tiffany. Let me have a conversation with my accountant and Treasurer and I'll get back to you.

Best

Ellen

Ellen Riotto

Executive Director

South Park BID

1100 S Flower St, #3400, Los Angeles, CA 90015 <x-apple-data-detectors://0/1>

o. 213-663-1112 <tel:213-663-1112>

24/7 <x-apple-data-detectors://1> : 866-560-9346  
<tel:866-560-9346>

Sent from my iPhone

On May 17, 2018, at 8:52 PM, "[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>>" <[tcollins@classicparking.com](mailto:tcollins@classicparking.com)  
<<mailto:tcollins@classicparking.com>> > wrote:

Hi Lulu, it was a pleasure meeting with you today and we appreciate you diving right in to assist in getting South Park's monthly parking up to date.

Per our discussion, the original monthly fee agreed upon by South Park and Classic Parking was \$200 per vehicle and \$250 per overnight truck.

Since our discussion, Classic has decided to lower the monthly parking fees by \$50 per vehicle and \$50 per overnight truck from January 2016 thru May 2018.

We have also decided to make every vehicle (including the 2 overnight trucks) \$200 per month beginning June 2018.



Here is the breakdown for previous/current months:

Monthly Parking Owed From Previous Months

|                              |                     |                        |
|------------------------------|---------------------|------------------------|
| \$150                        | Jan 2016 – Jan 2016 | 1 Vehicle(s) @ \$150 = |
| \$450 X 27 Months = \$12,150 | Feb 2016 – Apr 2018 | 3 Vehicle(s) @ \$150 = |
| \$400 X 27 Months = \$10,800 | Feb 2016 – Apr 2018 | 2 Overnight @ \$200 =  |
|                              | TOTAL               | \$ 23,100              |

Monthly Parking May 2018

|                      |          |
|----------------------|----------|
| 4 Vehicle(s) @ \$150 | = \$600  |
| 2 Overnight @ \$200  | = \$400  |
| TOTAL                | \$ 1,000 |

Monthly Parking June 2018

|                      |          |
|----------------------|----------|
| 4 Vehicle(s) @ \$200 | = \$800  |
| 2 Overnight @ \$200  | = \$400  |
| TOTAL                | \$ 1,200 |

Invoices will be provided based on these amounts.

We will need a cancelled check to get your account set up.

We bill 1 month in advance, so all invoices will be marked "Due."

As discussed earlier today, we are willing to take installments on the previous months owed if necessary, however, we are also under the assumption that South Park budgeted for their parking expense, in which we are hoping to collect the full amount as soon as possible.

Lito Dimazana is our CFO whom I've copied in this

Re: Monthly Parking Rates

email and our corporate office contact information is:

Classic Parking, Inc.

3208 Royal Street

L.A., CA 90007

(213) 742-1238

Best regards,

Tiffany Collins

1111 S. Hope Street

L.A., CA 90015

(213) 748-1459